

074.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

738,700 / 738,700

USE VALUE:

738,700 / 738,700

ASSESSED:

738,700 / 738,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------------|
| 10 | | SLEEPY HOLLOW LN, ARLINGTON |

| OWNERSHIP | Unit #: |
|---------------------------------|---------|
| Owner 1: GORE DIANE P & CHARLES | |
| Owner 2: | |
| Owner 3: | |

| |
|-------------------------------|
| Street 1: 10 SLEEPY HOLLOW LN |
| Street 2: |

| |
|-------------------------------|
| Twn/City: ARLINGTON |
| St/Prov: MA Cntry: Own Occ: Y |

| | |
|---------------|-------|
| Postal: 02474 | Type: |
|---------------|-------|

PREVIOUS OWNER

| |
|------------------------------|
| Owner 1: WINKLER HOWARD B - |
| Owner 2: WINKLER LENOIRE L - |

| |
|---------------------------------|
| Street 1: 10 SLEEPY HOLLOW LANE |
| Twn/City: ARLINGTON |

| |
|--------------------|
| St/Prov: MA Cntry: |
| Postal: 02474 |

NARRATIVE DESCRIPTION

This parcel contains 8,200 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2322 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 8200 | | Sq. Ft. | Site | | 0 | 70. | 0.81 | 5 | | | | | | | | | 466,203 | | | | | | 466,200 | |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|----------------|--------------------------------|------------|----------------|-------------------|-----------|
| 101 | 8200.000 | 272,500 | | 466,200 | 738,700 | | 46827 |
| Total Card | 0.188 | 272,500 | | 466,200 | 738,700 | Entered Lot Size | GIS Ref |
| Total Parcel | 0.188 | 272,500 | | 466,200 | 738,700 | Total Land: | GIS Ref |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 318.13 | /Parcel: 318.1 | Land Unit Type: | Insp Date |

 Total Card / Total Parcel
 738,700 / 738,700
 APPRAISED:
 738,700 / 738,700
 USE VALUE:
 738,700 / 738,700
 ASSESSED:
 738,700 / 738,700

| | |
|----------------|----------|
| 12/10/08 | 16206! |
| PRIOR ID #1: | 46827 |
| PRIOR ID #2: | |
| PRIOR ID #3: | |
| PRINT DATE: | |
| PRINT TIME: | |
| 12/10/20 | 21:00:32 |
| LAST REV DATE: | |
| LAST REV TIME: | |
| 06/15/18 | 08:15:09 |
| danam | |

| | |
|----------------|----------|
| PRIOR ID #1: | 46827 |
| PRIOR ID #2: | |
| PRIOR ID #3: | |
| PRINT DATE: | |
| PRINT TIME: | |
| 12/10/20 | 21:00:32 |
| LAST REV DATE: | |
| LAST REV TIME: | |
| 06/15/18 | 08:15:09 |
| danam | |

| |
|----------------|
| ASR Map: |
| Fact Dist: |
| Reval Dist: |
| Year: |
| LandReason: |
| BldReason: |
| CivilDistrict: |
| Ratio: |

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

GRANTOR

LEGAL REF

TYPE

DATE

SALE CODE

SALE PRICE

V

TST

VERIF

NOTES

WINKLER HOWARD

61700-498

4/30/2013

537,000

No

No

N

